

**RESOLUTION NO. CZAB10-62-06**

*WHEREAS*, **RENE MIGUEL VALDEZ** applied for the following:

- (1) RU-1 to RU-5A

OR IN THE ALTERNATIVE:

- (2) USE VARIANCE to permit RU-5A uses in the RU-1 zone.

Plans are on file and may be examined in the Zoning Department entitled "Proposed RU-5A Zoning for Rene Miguel Valdes," as prepared by G. J. R. Architects, consisting of 2 sheets, dated 4/22/04.

SUBJECT PROPERTY: Lot 4, Block 8, CORAL WAY HOMESITES, Plat book 46, Page 21.

LOCATION: 2425 S.W. 82 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-5A (Item #1), or in the alternative, the requested use variance to permit RU-5A uses in the RU-1 zone (Item #2) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to deny Items #1 & 2 with prejudice was offered by Julio R. Caceres, seconded by Jose Garrido, and upon a poll of the members present the vote was as follows:

Juan Carlos Acosta	aye	Manuel Casas	aye
Javier A. Betancourt	absent	Jose Garrido	aye
Julio R. Caceres	aye		
	Carlos A. Manrique	aye	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 10, that the requested district boundary change to RU-5A (Item #1), be and the same is hereby denied with prejudice.

*BE IT FURTHER RESOLVED*, that the requested use variance to permit RU-5A uses in the RU-1 zone (Item #2) be and the same is hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 17<sup>th</sup> day of October, 2006.

Hearing No. 06-10-CZ10-2  
Is

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-62-06 adopted by said Community Zoning Appeals Board at its meeting held on the 17<sup>th</sup> day of October 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24<sup>th</sup> day of October 2006.



Luis Salvat, Deputy Clerk (2678)  
Miami-Dade County Department of Planning and Zoning





Department of Planning and Zoning

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Strategic Business Management  
Team Metro  
Transit  
Task Force on Urban Economic Revitalization  
Vizcaya Museum And Gardens  
Water & Sewer

October 24, 2006

Rene Miguel Valdez  
c/o Philip J. Ward  
Della Porta Ward & Associates  
250 Catalonia Avenue  
Suite 706  
Coral Gables, Florida 33134

Re: Hearing No. 06-10-CZ10-2 (05-364)  
Location: 2425 S.W. 82 Avenue, Miami-Dade County, Fla.

Dear Mr. Valdez:

Enclosed herewith is Resolution No. CZAB10-62-06 adopted by Miami-Dade County's Community Zoning Appeals Board 10, which denied, with prejudice, your application on the above-noted location.

As you may know, an aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11<sup>th</sup> floor of the Stephen P. Clark Building, 111 N.W. 1<sup>st</sup> Street, Miami, FL 33128. The date of posting is October 23, 2006.

For information regarding appeals, please contact the Zoning Hearings office at the address noted above or call (305) 375-2640.

Sincerely,

Lou Salvat  
Deputy Clerk

Enclosure